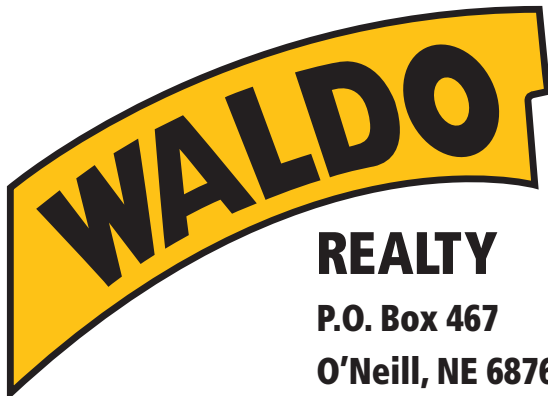




160 +/- Acres

Holt County, Nebraska



REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 160+/- Acres

PROPERTY LOCATION: From the Southern edge of Atkinson, Nebraska 3 miles South on Hwy #11, then 1 mile West and 1 mile South to the Northeast corner of the subject property.

LEGAL DESCRIPTION: NE1/4 Section 30, Township 29N, Range 14 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: High carrying capacity 2nd bench pasture quarter. Seller in the past has been using a stocking rate of 5 acres per cow/calf pair.

WATER: Windmill & tank.

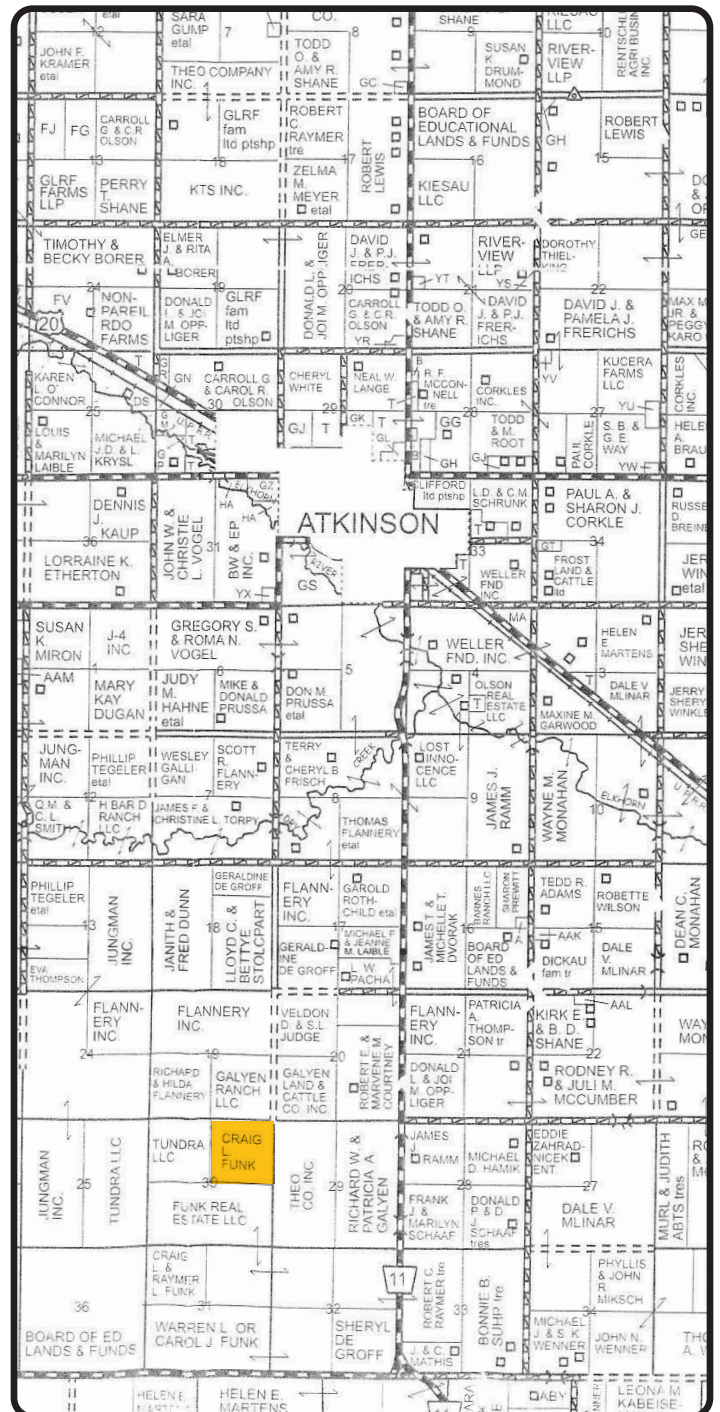
FENCING: Fences are in new to like new condition.

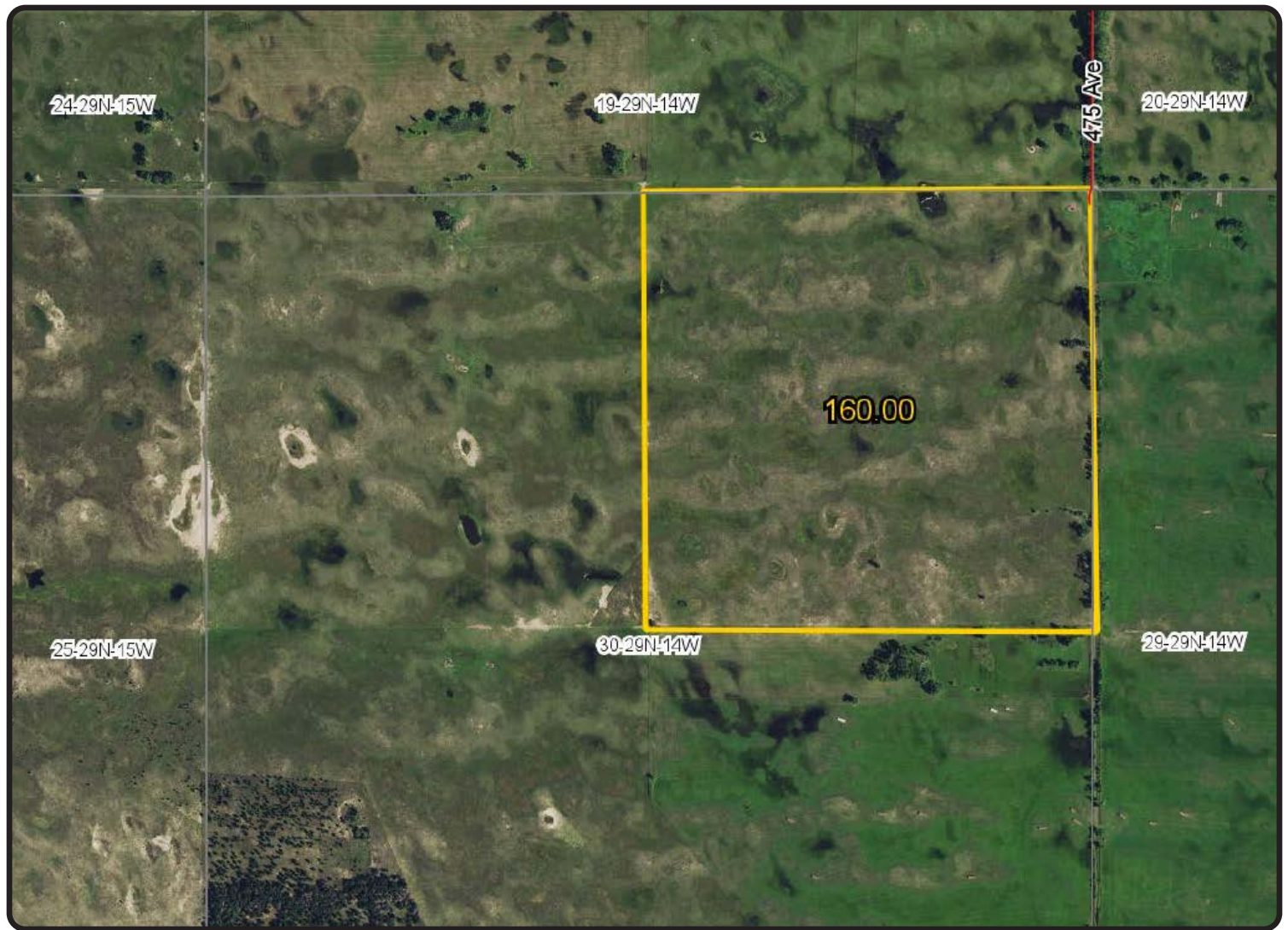
REAL ESTATE TAXES: \$1,215.⁰²

PRICE & TERMS: \$320,000.⁰⁰ or \$2,000 per acre. Cash.

For a private showing contact us at
Home Office: (402) 336-4110 (O'Neill)
Tyson Chohon (402) 649-9967 (Pierce)
Pat Chohon (402) 340-0289 (O'Neill)

The above information obtained from sources deemed reliable.
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Boundry lines are for visual aid only.

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